

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
S/S Devonbrook Rd., 1188 ft. SE	* ZONING COMMISSIONER
of Carroll Manor Road	
13602 Devonbrook Road	* OF BALTIMORE COUNTY
11th Election District	
6th Councilmanic District	* Case No. 95-359-A
Richard E. Frattali, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Richard E. Frattali and Gerry Frattali, his wife, for that property known as 13602 Devonbrook Road, in the Woodside Estates Subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (BCZR) to permit a 36 ft. lot line setback in lieu of 50 ft. for an addition and new attached garage. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

5/19/95
 M. Grant

RECEIVED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

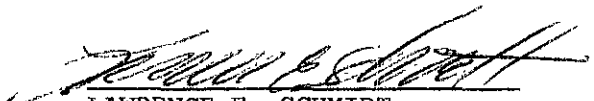
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of May, 1995 that the Petition for a Zoning Variance from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (BCZR) to permit a 36 ft. lot line setback, in lieu of 50 ft., for an addition and new attached garage, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:


1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure (garage) to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
5/11/95
D.C.C.
By 

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 10, 1995

Mr. and Mrs. Richard E. Frattali
13602 Devonbrook Road
Baldwin, Maryland 21013

RE: Petition for Administrative Variance
Case No. 95-359-A
Property: 13602 Devonbrook Road

Dear Mr. and Mrs. Frattali:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.



Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 13602 DEVONBROOK RD.
address
BALDWIN MD 21013
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

PROPOSED ADDITION TO HOUSE IS WITHIN 36'
OF PROPERTY LINE

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Richard E. Frattali
(signature)
RICHARD E. FRATTALI
(type or print name)



Gerry Frattali
(signature)
GERRY FRATTALI
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of April, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Richard E. & Gerry Frattali

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

4/4/95
date

Wanda H. Szelc
NOTARY PUBLIC

My Commission Expires:

6/1/97



Petition for Administrative Variance

95-359-A

to the Zoning Commissioner of Baltimore County

for the property located at 13602 DEVONBROOK RD
which is presently zoned RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A04.3.B.5 (1A00.3.B.3, RDP, 1975) to permit a 36' lot line setback in lieu of 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

PROPOSED ADDITION TO HOUSE IS WITHIN 36' OF PROPERTY LINE. CONVERTING EXISTING GARAGE TO ADDITIONAL LIVING SPACE. BUILDING NEW GARAGE TO PROTECT CAR.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

RICHARD E. FRATTALI

(Type or Print Name)

Signature

GERRY FRATTALI

(Type or Print Name)

Signature

(H) 592-4828

13602 DEVONBROOK RD (H) 527-8246

Address

Phone No.

BALDWIN

MD.

21013

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: MD/K

DATE: 4/14/95

ESTIMATED POSTING DATE: 4/23/95

Printed with Soybean Ink
on Recycled Paper

ACRONYM ITEM #

359

ZONING DESCRIPTION FOR 13602 DEVONBROOK ROAD, BALDWIN, MD. 21013

Beginning at a point on the south dead-end of Devonbrook Road which is 50 feet wide (104 foot diameter cul-de-sac) at the distance of 1188 feet south-east of the centerline of the nearest improved intersection street (Carroll Manor Rd.) which is 50 feet wide. Being Lot#2, in the subdivision of Woodside Estates as recorded in the Baltimore County Plat book # 38, Folio #125, containing 0.96 acres. Also known as 13602 Devonbrook Road and located in the 11th Election District, 6th Councilmanic District

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townee, Maryland

93-3 59-12

District 11th Date of Posting 4/22/95

Posted for: Variance

Petitioner: Rick & Gerry Frotta

Location of property: 13602 Deron Brook Rd, S/S

Location of Signs: Facing road, on property being zoned

Remarks: _____

Posted by M. Frotta Date of return: 4/28/95
Signature

Number of Signs: 1





Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-359-A

Account: R-001-6150

Number

Date 4/15/95

Taken In Ry: 2550K
Item : 334

Fratelli, Richard - 13602 Devonbrook
Rel.

010 - Res. Var. (IRL) --- \$ 50.00

080 - 1 sign posting --- \$ 35.00

Total - \$ 85.00

APR 15 1995

TOTAL \$85.00

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 359

Petitioner: Richard E. Frattali

Location: 13602 Devonbrook Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Richard E. Frattali

ADDRESS: 13602 Devonbrook Rd

Baldwin, MD 21013

PHONE NUMBER: 527-8246

AJ:ggs

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 21, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-359-A (Item 359)
13602 Devonbrook Road
S/S Devonbrook Road, 1188' SE of c/l Carroll Manor Road
11th Election District - 6th Councilmanic
Legal Owner: Richard E. Frattali and Gerry Frattali

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before April 23, 1995. The closing date (May 8, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Richard and Gerry Frattali

ENCLOSURE



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 5, 1995

Mr. and Mrs. Richard Frattali
13602 Devonbrook Road
Baldwin, Maryland 21013

RE: Item No.: 359
Case No.: 95-359-A
Petitioner: R. E. Frattali, et ux

Dear Mr. and Mrs. Frattali:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 14, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor


WCR/jw
Attachment(s)



B A L T I M O R E C O U N T Y, M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director 
Office of Planning and Zoning

DATE: April 24, 1995

SUBJECT: Variance Requests

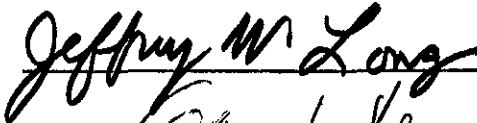
INFORMATION:

Item Numbers: 352, 354, 355, 356, 359, and 360. ⁵

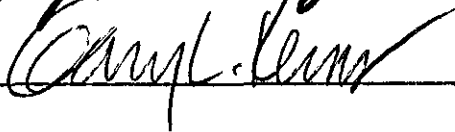
SUMMARY OF RECOMMENDATIONS:

While staff does not oppose the requested Variances, it is clear that the petitioners will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variances.

Prepared by:



Division Chief:



PK/JL

Joyce Walson
ZAC Comments

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 4/28/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 4/24/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 352

-354

358

-359

360

361

LS:sp

LETTY2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 04/25/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF APR. 24, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 352, 354, 355, 356, 357,
358, 359 AND 360.

RECEIVED

APR 27 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4281, MS-1102F

cc: File





**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

4-21-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 359 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

NOT RECORDED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

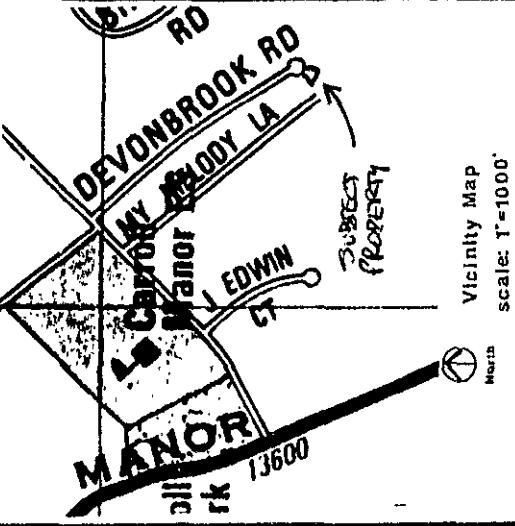
PROPERTY ADDRESS: 13602 DEVONBROOK ROAD

Subdivision name: WOODSIDE ESTATES

plat book # 38, folio # 125, lot # 2, section #

OWNER: RICHARD & GERRY FRATTALI

95-359-A

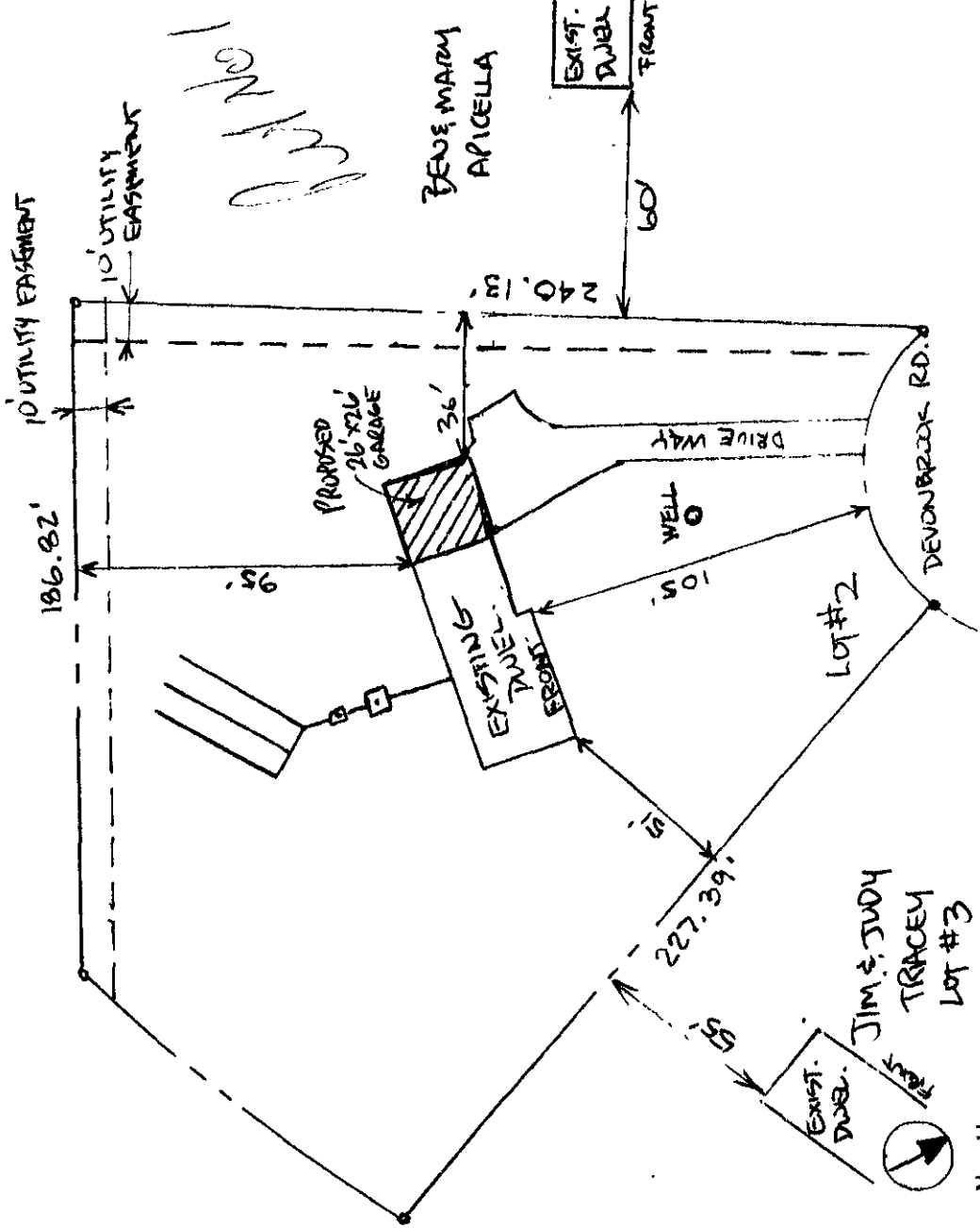


LOCATION INFORMATION

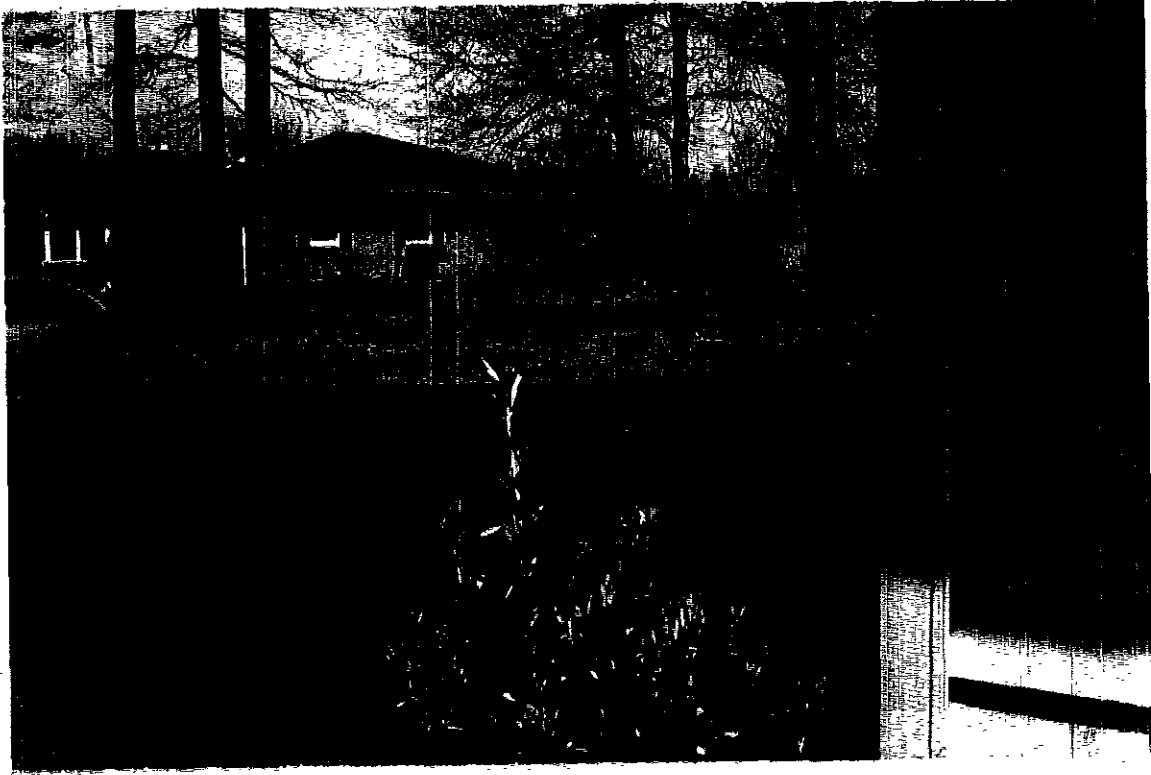
Election District: 11
 Councilmanic District: 6
 1"=200' scale map #: NE 19-E
 Zoning: R.C.5
 Lot size: 0.96 acreage 41,818 square feet
 SEWER: ☐ public ☒ private
 WATER: ☐ public ☒ private
 Chesapeake Bay Critical Area: ☐ yes ☒ no
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: MMK ITEM #: 359 CASE #:



North
 date: 4/24/95
 prepared by: REF
 Scale of Drawing: 1"= 50'



View from corner of subject house to neighbor's house



View of area for garage addition



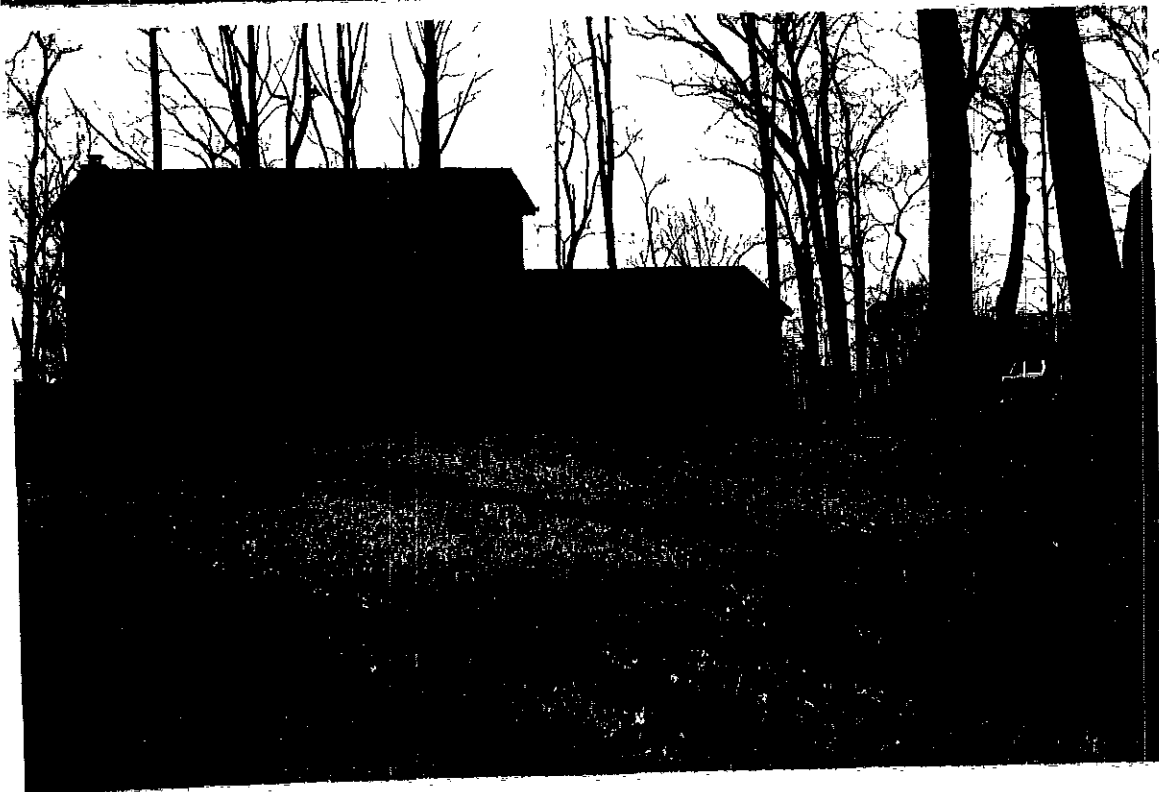
View of subject house corner (left in picture) and neighbor's house corner (right in picture)



View (1)
existing drive-
way



Side (1) subject
house where
garage will be
built. View
from neighbor's
property.



Front view (1)
subject house



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE

1" = 200'

LOCATION

SHEET

MICROFILMED

DATE

OF
PHOTOGRAPHY

JANUARY
1986

EAST OF

BLENNHEIM

N E

19-E

#359

95-359-A

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
S/S Devonbrook Rd., 1188 ft. SE
of Carroll Manor Road
13602 Devonbrook Road
11th Election District
6th Councilmanic District
Richard E. Frattali, et ux
Petitioners

* BEFORE THE ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-359-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Richard E. Frattali and Gerry Frattali, his wife, for that property known as 13602 Devonbrook Road, in the Woodside Estates Subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (BCZR) to permit a 36 ft. lot line setback in lieu of 50 ft. for an addition and new attached garage. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of May, 1995 that the Petition for a Zoning Variance from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (BCZR) to permit a 36 ft. lot line setback, in lieu of 50 ft., for an addition and new attached garage, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall not allow or cause the accessory structure (garage) to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 10, 1995

Mr. and Mrs. Richard E. Frattali
13602 Devonbrook Road
Baldwin, Maryland 21013

RE: Petition for Administrative Variance
Case No. 95-359-A
Property: 13602 Devonbrook Road

Dear Mr. and Mrs. Frattali:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
encl.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 4/23/95
Posted for: Variance
Petitioner: Richard E. & Gerry Frattali
Location of property: 13602 Devonbrook Rd., Bk. 38
Location of Sign: 13602 Devonbrook Rd., Bk. 38
Remarks: _____
Posted by: Michael J. Ryan Date of return: 4/25/95
Number of Signs: 1

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein gives is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify therein on the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do/does presently reside at 13602 DEVONBROOK RD
BALDWIN MD 21013
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

PROPOSED ADDITION TO HOUSE IS WITHIN 36' OF
PROPERTY LINE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Richard E. Frattali Gerry Frattali
Signature Signature
RICHARD E. FRATTALI GERRY FRATTALI
Print or print name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of April, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

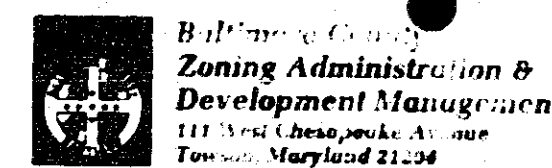
Richard E. & Gerry Frattali
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of their/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Walter H. Engelhardt
Notary Seal
My Commission Expires: 4/1/97

ZONING DESCRIPTION FOR 13602 DEVONBROOK ROAD, BALDWIN, MD. 21013

Beginning at a point on the south dead-end of Devonbrook Road which is 50 feet wide (104 foot diameter cul-de-sac) at the distance of 1188 feet south-east of the centerline of the nearest improved intersection street (Carroll Manor Rd.) which is 50 feet wide. Being Lot#2, in the subdivision of Woodside Estates as recorded in the Baltimore County Plat book # 38, Folio #125, containing 0.96 acres. Also known as 13602 Devonbrook Road and located in the 11th Election District, 6th Councilmanic District



Date: 4/15/95

Frattali, Richard - 13602 Devonbrook Rd

010 - Res. Var. (IRC) - \$ 50.00
080 - Legal fees - \$ 35.00
Total - \$ 85.00

receipt
95-359-A

Account: R-001-6150

Number

Taken In Ry. MEX

Item: 359

Please Make Checks Payable To: Baltimore County

\$85.00

Cashier Validation



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 13602 DEVONBROOK RD
which is presently zoned RS-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.5 (1A04.3.B.3, R05, 1175) to permit a 36' lot line setback in lieu of 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

PROPOSED ADDITION TO HOUSE IS WITHIN 36' OF PROPERTY LINE. CONSIDERING EXISTING GARAGE TO ADDITIONAL LIVING SPACE. BUILDING NEW GARAGE TO PROTECT CAR.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s): RICHARD E. FRATTALI

Signature: Richard E. Frattali

Signature: GERRY FRATTALI

Signature: Gerry Frattali

City: BALDWIN State: MD Zip Code: 21013

Address: 13602 DEVONBROOK RD Phone No.: (410) 527-8246

City: BALDWIN State: MD Zip Code: 21013

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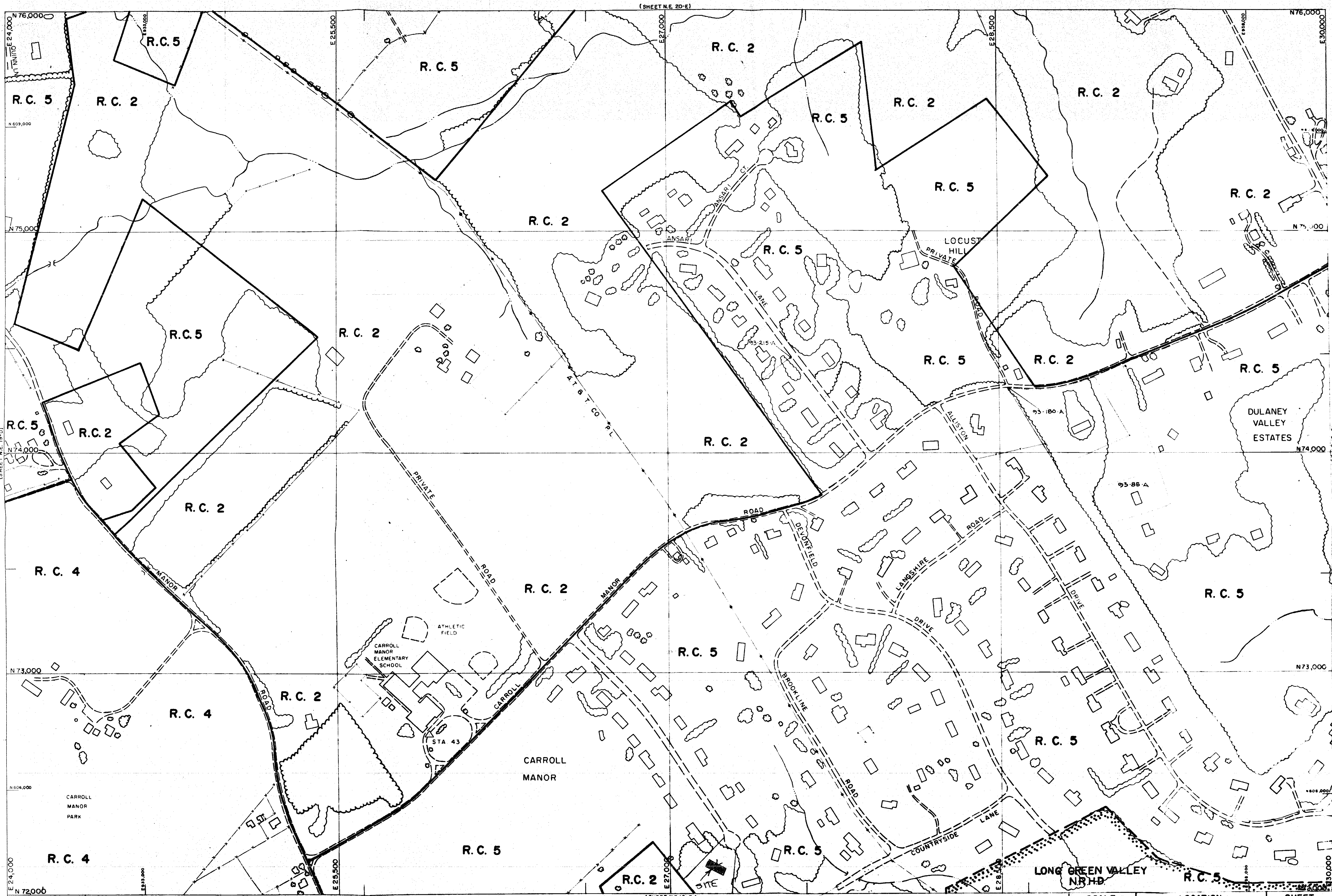
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U-NE UU-NW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
B.C. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Chairman, County Council

BALTIMORE COUNTY

OFFICE OF PLANNING AND ZONING

OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
B.C. Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

Chairman, County Council

SCALE 1" = 200'	LOCATION EAST OF BLENHEIM	SHEET N. E. 19-E
DATE OF PHOTOGRAPHY JANUARY 1986		

95-359-A

#359



95-359-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	EAST OF	N. E.
DATE OF PHOTOGRAPHY JANUARY 1986	BLenheim	19-E #359